

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02277/FPH	Single storey rear and side extension	28 Downlands Baldock Hertfordshire SG7 6SY

Submitted Plan Nos

HET-1798-01-B HET-1798-2-B

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SP9	Design and Sustainability
SP1	Sustainable development in North Herts

2.0 **Site History**

2.1 24/01367/FPH - Single storey rear extension and alterations to fenestration

3.0 **Representations**

3.1 **Neighbour Consultation & Site Notice** – None received.

3.2 **Baldock, Bygrave and Clothall Neighbourhood Planning Group** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached two-storey dwelling on the north side of Downlands, the dwelling is at the entrance to the road and has a corner plot with Yeomanry Drive in a residential part of Baldock.

4.1.2 The site is set at a lower ground level than Yeomanry Drive and a slightly higher ground level to Downlands. The site also has a higher ground level towards the rear of the garden with a raised patio area and a shed.

4.2 **Proposal**

4.2.1 Single storey rear and side extension

4.2.2 The approximate dimensions of the extensions would be:

- ☐ The rear extension would be 4m wide, 3.5m deep, with a gable roof with 2.5m high eaves and 3.45m high ridge.
- ☐ The side extension would be 1.36m wide, 3.56m deep with a lean-to roof with 2.4m high eaves and a peak at 3.3m.

4.2.3 The proposed materials would be red brickwork to match, concrete roof tiles, dark grey windows and roof lights and anthracite grey aluminium bi-fold doors.

4.3 Key Issues

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance:

4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed and beautiful places). Paragraph 131 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities*”. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.

4.3.3 The proposed extensions are single storey with sympathetic roof forms. The scale is appropriate in ensuring a subservient relationship with the dwelling. I find the proposed materials to be sympathetic to the dwelling and the wider street scene. In my view, the grey windows and doors would be sited to the rear of the dwelling with limited visibility from the street scene due to Yeomanry Drive sitting at a higher ground level.

4.3.4 The proposal complies with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Properties:

4.3.5 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.

4.3.6 The proposed extension would be set off the boundary by approximately 1m. In my view, the proposed depth and modest eaves height would not result in any overbearing harm

to the adjoining neighbouring property. No side windows are proposed. The proposed rooflights would face towards the highway.

- 4.3.7 The proposal therefore complies with Policy D3 of the Local Plan.

Highways and Parking:

- 4.3.8 The proposed development would not result in the creation of any additional bedrooms. Therefore, it is my view that the development would not affect the required parking provision of the dwelling.

Biodiversity Net Gain (BNG)

- 4.3.9 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental Implications:

- 4.3.10 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.11 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the NHLP 2011-2031 and Sections 2, 12 and 14 of the NPPF 2023 and the Baldock, Bygrave and Clothall Neighbourhood Plan

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Informative:

The extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 28 November 2024	